

*A single span workshop unit of
1963 sq.ft (183sq.m) in a delightful
rural location just north of Ipswich.*

TO LET
From £10,800 PAX
Ref: B148B/JG
Unit 1A
Tuddenham Hall
Farm
Tuddenham
Ipswich
IP6 9DD



A steel portal workshop / industrial unit of 1963sq ft (183 sq m) within this former complex of farm buildings in a rural location just outside Tuddenham, north of Ipswich.

Available Immediately.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is located at Tuddenham Hall Farm, just outside the village of Tuddenham St Martin. Nearby occupiers at the farm include Paddy & Scotts Coffee, Foulgers Dairy and Skippy's Roof Racks.

The premises is just 6 miles from Woodbridge and 5 miles from the centre of Ipswich, which has a mainline station with trains to London Liverpool Street.

Description

This steel portal workshop/industrial unit offers open-plan workshop space extending to 183sq.m or 1963sq.ft. The unit has a main span of 8.7m x 20m with an additional storage area of circa 3m x 2.75m. The unit has an eaves height of 3.06m and a maximum ridge height of 4.43m. The roller shutter door measures 2.49m wide x 2.35m high.

There is a shared courtyard area to the front of the building for parking, with a toilet block also located adjoining the unit.

Terms

The premises are available to rent on a new internal repairing and insuring lease on terms to be agreed.

Deposit

A deposit will be required which will be the minimum equivalent of three month's rent.

Insurance

The Landlord will insure the building and re-charge a suitable proportion of the premium to the Tenant. The Tenant will need to insure their own contents.

VAT

VAT will not be charged on the rent.

Service Charge

Not applicable.

Rateable Value

£8,900. Although we believe small business rate relief may be available to qualifying tenants.

Services

Mains electricity is connected to the premises. Electricity usage will be re-charged by the Landlord via a sub-meter at the prevailing rate.

Local Authority

East Suffolk Council.

EPC

To be confirmed.

Viewing

Strictly by appointment with the agent.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2024

Directions

From Tuddenham, head east out of the village on Grundisburgh Road and after approximately 1/2 a mile, turn left off the highway up a private track towards Tuddenham Hall Farm, signposted 'Tuddenham Hall'.

On reaching the farmyard and buildings take the first right into the farm, where the property will be found immediately on the left hand side.

For those using the What3Words app: ///closer.stage.oval



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